

## DO YOU USE THE LACDA'S ONLINE TOOLS?

The Los Angeles County Development Authority (LACDA) encourages owners to take advantage of the convenience of its online tools like the LACDA website and the Rent Café Owner Portal. The LACDA's website contains an entire section dedicated to [Section 8 owners](#) where you will find frequently asked questions and information regarding leasing to a Section 8 family, Housing Quality Standards (HQS) inspections, and other informational resources.

Also, the LACDA's [Rent Café Portal](#) allows you to perform tasks online such as booking a virtual appointment and viewing Housing Assistance Payments (HAP). Both online tools allow you to have 24/7 access to important forms and information.

**Remember: If you had an existing Portal account, you will have to re-register for the Rent Café Portal. Please refer to your personal registration notice and number provided by the LACDA when registering. If you did not receive a registration notice and number, please email the LACDA at [RentCafePortal@lacda.org](mailto:RentCafePortal@lacda.org) for registration assistance.**

## COMMON REASONS INSPECTIONS FAIL

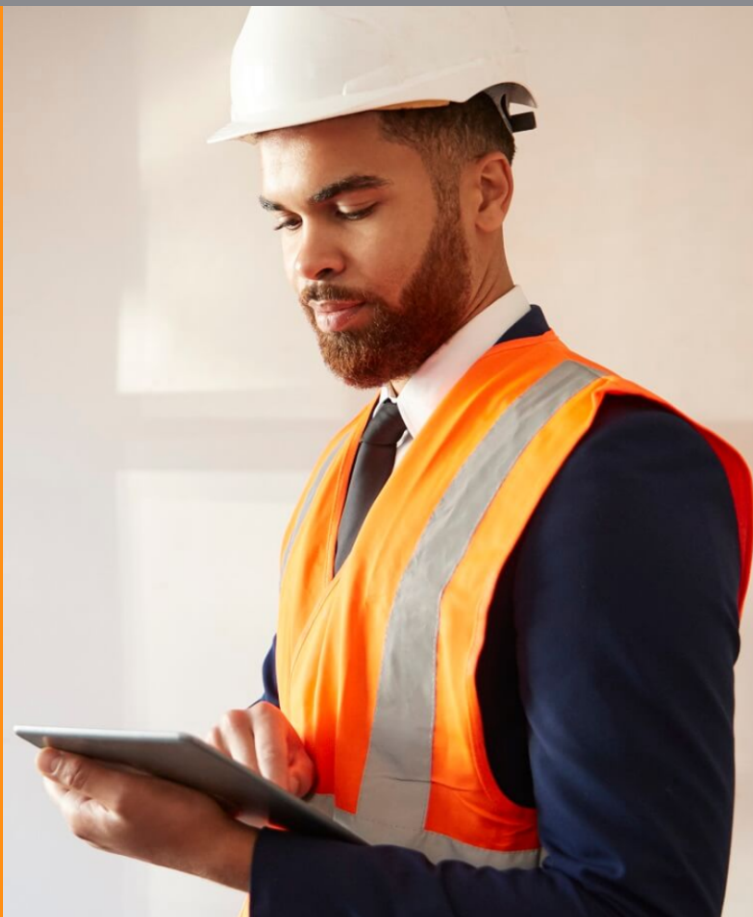
The LACDA recommends that you and your tenant conduct a joint “pre-inspection” to identify items in need of repair prior to the actual HQS inspection. The most common reasons inspections fail are as follows:

### Owner Deficiencies

- Infestation of pests.
- No access to communal water heaters.
- Improper installation of a three-prong outlet.
- Outdated elevator permits.
- Smoke/carbon monoxide detectors located improperly, inoperable, or missing.

### Tenant Deficiencies

- Smoke detector/carbon monoxide disconnected or batteries missing.
- Wall heater pilot turned off.
- Excessive clutter/trash/debris.



## OWNER ENGAGEMENT HOUR

We know you have questions, we're here to provide you answers.

The Owner Engagement Hour will occur twice per month and provide an opportunity to hear about program updates. LACDA staff will also be available to answer any questions you have on topics such as LACDA incentives, inspections, rent increases, and more.

**Wednesday, May 4, 2022**

**10:00 A.M. - 11:00 A.M.**

Zoom Link: <https://bit.ly/3G0AFhT>

**Wednesday, May 18, 2022**

**3:00 P.M. - 4:00 P.M.**

Zoom Link: <https://bit.ly/3DlwY4N>

For more information regarding the upcoming events, please contact us at:

Phone: (626) 586-1984

[OpenDoors@lacda.org](mailto:OpenDoors@lacda.org)

## EMERGENCY HOUSING VOUCHER PROGRAM INCENTIVES

If you rent your unit to an Emergency Housing Voucher (EHV) family, you may be eligible to receive the following incentives:

- Up to \$5,000 One-Time Reimbursement for New Contract Inspection Repairs;
- \$2,500 Signing Bonus for Each EHV Leased; and
- Reliable Monthly Payments;

Funds available for EHV Families who may be required to pay for Utility Fees.\*

*\*Funds may be available for EHV families that will be responsible under the Lease for a utility but may be in need of a deposit payment to establish service or an arrear payment to re-establish utility service. Payments will be made directly by the LACDA to the utility company.*

The LACDA welcomes rental units located in the following Public Housing Agencies' service areas:

- Los Angeles County Development Authority
- Housing Authority of the City of Los Angeles
- City of Pasadena
- City of Norwalk
- Redondo Beach

For more information, please contact:

[LACDAincentives@lacda.org](mailto:LACDAincentives@lacda.org).

## OWNER WORKSHOP

Workshops are designed to provide owners the opportunity to learn about new policies and Section 8 Housing Choice Voucher Program updates.

### May Lunch & Learn

- Housing Quality Standards Inspection Process

**Thursday, May 19, 2022**

**11:00 A.M. - 12:00 P.M.**

Register in advance for this Zoom meeting at:

Zoom Link: <https://bit.ly/3rFM162>

After registering, you will receive a confirmation email containing information about how to join the meeting.

For more information regarding the upcoming events, please contact us at:

Phone: (626) 586-1654

[HCVWorkshops@lacda.org](mailto:HCVWorkshops@lacda.org)

